



VG-1443-2025-2503940

**Freestone
County
Renee Gregory
Freestone County
Clerk**

Instrument Number: 2503940

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: July 24, 2025 03:52 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2503940
Receipt Number: 20250724000020
Recorded Date/Time: July 24, 2025 03:52 PM
User: Jacey J
Station: CCLERK02

Record and Return To:

MOLLY MCCOSLIN
501 E MAIN STREET
WORTHAM TX 76693



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Freestone County

Deed of Trust Dated: November 9, 2023
Original Principal Amount of Note: \$155,000.00
Grantor: Xtreme Expedited, Inc.
Original and Current Mortgagee: Hardy Realty EPSP LLC
Mortgagee Address: P.O. Box 161775 Austin, Texas 78716

Recording Information: Instrument No. 2304784, in the Official Public Records of Freestone County, Texas.

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference
(commonly known as **111 County Road 1150, Fairfield, Texas 75840**).

Date of Sale: September 2, 2025 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the Freestone County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, Kevin Key and/or Jay Jacobs have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana St., 28th Floor
Houston, Texas 77002
Reference: 2024-005520



c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED FOR RECORD
At 3:50 o'clock PM

JUL 24 2025

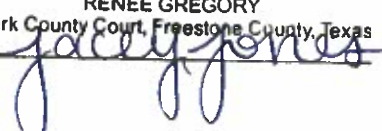
RENEE GREGORY
Clerk County Court, Freestone County, Texas
By 

EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

All that certain lot, tract, or parcel of land situated in the E CLEMENTS SURVEY, ABSTRACT No. 142, and being all of the Nathan & Sarita 1.69 acre tract, described by Deed, recorded in Deed No. 1903720 of the Official Public Records of Freestone County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING on a 1/2" IRON ROD FOUND for the southeast corner of this tract, located in the west Right-of-Way of Interstate No. 45 Service Road, and being the northeast corner of the Extreme Expedited Inc. 4.00 acre tract described by Deed, recorded in Deed No. 2304240;

THENCE S 87° 04' 19" W 422.26 FEET generally along a fence with the north line of said 4.00 acre tract, and the south line of this tract to a 1/2" IRON ROD FOUND for the southwest corner; said point located in the east line of the Charles & Deborah Manahan 48.76 acre tract, described by Deed recorded in Volume 1144, Page 272 of said Deed Records;

THENCE N 34° 35' 45" W 210.03 FEET generally along a fence with the east line of said Manahan tract, and the west line of this tract to a 1/2" IRON ROD FOUND for the northwest corner, located in the south margin of Freestone County Road No. 1150;

THENCE N 87° 08' 38" E 412.40 FEET generally along a fence with said south margin, and the north line of this tract to a 1/2" IRON ROD FOUND for the northwest corner, located in said west Right-of-Way;

THENCE S 36° 54' 20" E 214.94 FEET generally along a fence with said west Right-of-Way and the east line of this tract to the PLACE OF BEGINNING and containing within this description 1.709 ACRES OF LAND.